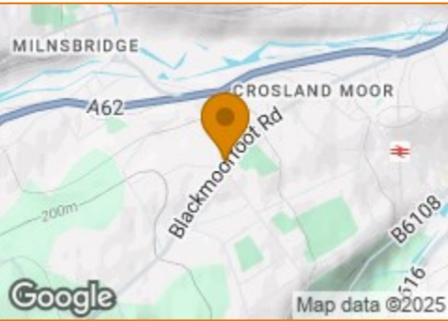


# BOULTONS

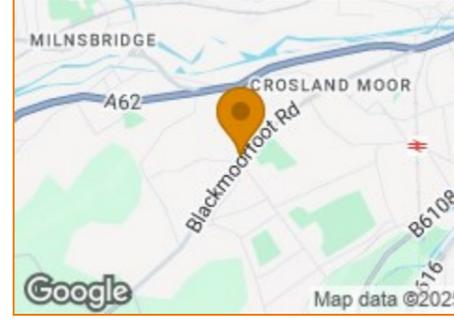
Terrain Map



Hybrid Map



Terrain Map



Floor Plan

**First Floor**

- Bedroom One: 3.35 x 4.32m (11'0" x 14'2")
- Bedroom Two: 1.94 x 4.32m (6'5" x 14'2")
- Bathroom

**Ground Floor**

- Lounge: 3.87 x 4.32m (12'8" x 14'2")
- Kitchen: 1.47 x 4.32m (4'10" x 14'2")

**Attic**

- Attic Room One: 3.66 x 3.07m (12'0" x 10'1")
- Attic Room Two: 4.13 x 3.07m (13'7" x 10'1")

All measurements are approximate and for display purposes only.



**Gramfield Road**  
Croslandmoor, Huddersfield, HD4 5QA

**Auction Guide £85,000**



**Viewing**

Please contact our office on 01484 515029 if you wish to arrange a viewing appointment for this property or require further information.

**Energy Efficiency Graph**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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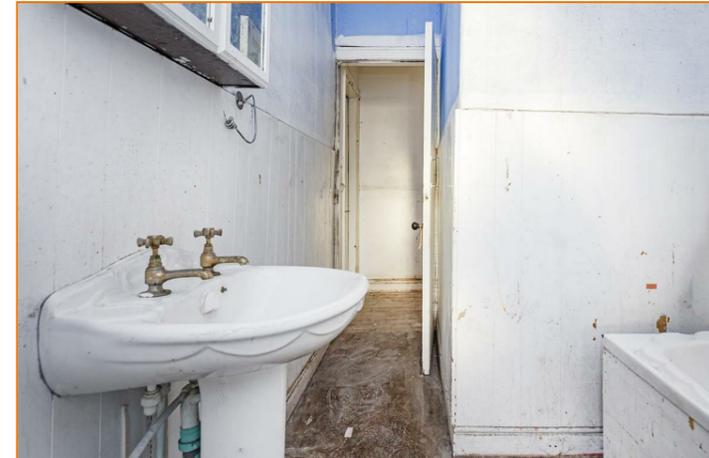
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# Gramfield Road

Croslandmoor, Huddersfield, HD4 5QA

Auction Guide £85,000



**\*\* ATTENTION INVESTORS & LANDLORDS \*\* AVAILABLE VIA ONLINE AUCTION \*\* UNDER TRADITIONAL CONDITIONS \*\* A MOST SPACIOUS 3 (POTENTIALLY 4) BED HOUSE FOR IMPROVMENT \*\* EXCELLENT LETTING PROSPECT \*\*\* JOINT AGENCY WITH MARTIN THORNTON \*\*\***

This double fronted, front facing terrace house is set out over three floors extending over the passageway and would easily re-model to 4 bedrooms due to the large attic bedroom (works/regs required). Located in a popular residential area near daily amenities and schooling which means that is such sure to be popular with tenants once improved.

Comprising: Entrance lobby, living room, separate kitchen and useful basement area. On the first floor are two bedrooms and a bathroom, on the second floor you will find an open plan area which is currently an office or dressing room but could become a bedroom following some works and any necessary consents. You will also find the third bedroom on this level. The property has PVCu double glazed windows and there is a small front garden behind privet hedging.

Offered under common/traditional auction conditions with ONLINE BIDDING FOR 24 HOURS starting at 12.00 NOON on the 23RD OF JUNE until 24TH OF JUNE ALSO AT 12.00 NOON.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE LOBBY

An external composite door gives access to the entrance lobby, staircase rising to the first floor and an internal door leading to the lounge.

#### LOUNGE

12'8" x 14'2"

This good sized reception room, positioned to the front of the property, has oak style laminate floor, uPVC double glazed window and plenty of space for furniture. An internal door leads to the inner lobby.

#### INNER LOBBY

Giving access to the basement

#### KITCHEN

14'2" x 4'9"

Fitted with wall and base units, working surfaces which incorporate a stainless steel sink with tiled surrounds. There is space for free standing appliances, uPVC double glazed window position to the front elevation.

### FIRST FLOOR

#### LANDING

Giving access to the two bedrooms and bathroom, staircase rising to the top floor.

#### BEDROOM 1

14'2" x 10'11"

This large double bedroom is positioned to the front of the property and has a uPVC double glazed window.

#### BEDROOM 2

14'2" x 6'4"

This good sized second bedroom has a side uPVC double glazed window and a low level storage cupboard.

#### BATHROOM

Fitted with a three piece suite comprising panel bath, pedestal hand wash basin and a low level wc, a uPVC double glazed window with privacy glass.

### SECOND FLOOR

#### ATTIC ROOM 1

12'0" x 10'0"

This area could possibly be used as a home office, with a Velux window.

#### ATTIC ROOM 2

13'6" x 10'0"

Currently used as a third bedroom and also with a Velux window.

#### OUTSIDE

There is a perimeter wall to the front of the property with a privet hedge and steps to the front door.

## AUCTION INFORMATION

The lot is offered in an online auction which is open to bid on from the 23rd of June for 24 hours with closing bids before 12.00 noon on the 24th June 2025, subject to remaining unsold previously.

Buying at auction is a contractual commitment, you are legally obliged to buy the lot on the terms of the sale memorandum at the price you bid. If you are the successful bidder, you are required to pay the deposit and auction fees immediately. As agent for the seller, we treat any failure to satisfy your obligations as your repudiation of the contract and the seller may then have a claim against you for breach of contract. You must not bid unless you wish to be bound by the common conditions of auction. \*Please be aware there may be additional fees payable on top of the final sale price. These include and are not limited to administration charges and buyer's premium fees payable on exchange, and disbursements payable on completion. Please ensure you check the property information page for a list of any relevant additional fees as well as reading the legal pack for any disbursements.\*

## VISIT OUR WEBSITE TO REGISTER & BID

### CONTRACT INFORMATION

We draw your attention to the Special Conditions of Sale within the Legal Pack, referring to other charges in addition to the purchase price which may become payable. Such costs may include Search Fees, reimbursement of Sellers costs and Legal Fees, and Transfer Fees amongst others.

You must register online to inspect the documents prior to bidding.

The completion date as per the Common Auction Conditions online is 20 business days from the fall of the electronic hammer.

### VIEWING ARRANGMENTS

Open to view at 10am on Monday the 9th and 16th of June along with Sunday the 15th and 22nd of June also at 10am.

Our joint agency partners from Martin Thornton will meet you at the property.

Please arrive at the scheduled time promptly.

### GUIDE PRICE

\*GUIDE PRICE: This is an estimate of the likely range of selling price and is set at the commencement of marketing. The guide price may change during the marketing period. RESERVE PRICE: This is agreed with the Auctioneer prior to the auction and will not be disclosed to the public. The reserve price is the lowest figure at which the property is available for sale at the auction. If the lot is not sold at the auction then the property may be available for sale afterwards at a higher or lower figure. See catalogue for full explanation.

### TENURE

We understand that the property is a leasehold arrangement. Full details will be made available on our auction website. Register to inspect the pack before bidding.

### COUNCIL TAX. BAND A